

Feliciano, Gabriela P.

From: kaizenent@aol.com
Sent: Monday, January 14, 2008 1:14 PM
To: Community Development ABRsecretary
Subject: CASE MST2005-00672 – 924 JIMENO ROAD petition
Attachments: siinopetition-1.pdf

Dear ABR Secretary,

Attached is our 20th signature for a petition filed in person with the City today.

We would like to please have this signature added to the file and referenced during the recording of the minutes for CASE MST2005-00672 – 924 JIMENO ROAD, which will be up for review at today's meeting.

Thank you for your kind assistance.

Best regards,

Karen and Shelly Johnson

More new features than ever. Check out the new [AOL Mail!](#)

File

PETITION

CASE MST2005-00672 - 924 JIMENO ROAD, SANTA BARBARA, 93103

RECEIVED

JAN 14 2008

We, the undersigned residents, object to the construction of over-scaled, three-story homes in our area, specifically the proposed design of the project located at 924 Jimeno Road.

**CITY OF SANTA BARBARA
PLANNING DIVISION**

This project proposes building a three-story addition on the highest portion of the lot, upward well over 30 feet. The bulk, mass and scale of the resulting structure make it too large to harmonize with surrounding homes.

Because this project severely impacts the privacy and views enjoyed by neighboring properties, and may set a precedent for more disproportionate, overbuilt single family homes in the area, we appeal to the Board to recommend further study of this project in lieu of granting final approval as drawn.

Name/Signature/Date

Address

Phone

- | DATE | Name/Signature/Date | Address | Phone |
|---------|--------------------------|--------------------------|----------|
| 1-13-08 | 1. KAREN JOHNSON | 970 Jimeno Rd | 965-0868 |
| 1-13-08 | 2. Leslie Jones | 947 Jimeno Rd | 965-5871 |
| 1/13/08 | 3. Russ Jones | 947 Jimeno Rd | 570-4943 |
| 1-13-08 | 4. Toby Sternlied | 912 Jimeno Rd | 966-0532 |
| 1-13-08 | 5. Susan Seibert | 908 Jimeno Rd | 965-3921 |
| 1-13-08 | 6. Neal Wilson | 891 Jimeno Rd | 965-2700 |
| 1-13-08 | 7. Brigitte Wilson | 891 Jimeno Rd | 965-2700 |
| 1/13/08 | 8. Walter R. Steno | 885 Jimeno Rd | 965-4258 |
| 1/13/08 | 9. Doreen B. White | 1429 Alameda Padre Serra | 966-7840 |
| 1/13/08 | 10. [Signature] | 1429 Alameda Padre Serra | 966-7840 |
| 1/13/08 | 11. [Signature] | 943 JIMENO RD | 966-1090 |
| 1/13/08 | 12. Clay Cole | 943 JIMENO RD | 966-1090 |
| 1/13/08 | 13. [Signature] | 970 JIMENO RD | 965-0868 |
| 1/14/08 | 14. Beverly Benningfield | 950 Jimeno Rd | 963-8005 |
| 1/14/08 | [Signature] | 950 Jimeno Rd | 963-8005 |

PETITION

CASE MST2005-00672 – 924 JIMENO ROAD, SANTA BARBARA, 93103

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Name/Signature/Date

Address

Phone

DATE

1-14-08	15.	Patrick Corrigan	836 Jimeno Rd	965-7434
1-14-08	16.	Betsy Ingalls	836 Jimeno Rd	965-7434
1-14-08	17.		920 Jimeno Rd	966-5459

18. _____

19. _____

20. _____

21. _____

22. _____

23. _____

24. _____

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26. _____

27. _____

28. _____

PETITION

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NAME Dave Moncada DATE 1/14/08
ADDRESS 1425 APS PHONE 966-6545
SIGNATURE Dave Moncada

NAME _____ DATE _____
ADDRESS _____ PHONE _____
SIGNATURE _____

NAME _____ DATE _____
ADDRESS _____ PHONE _____
SIGNATURE _____

PETITION

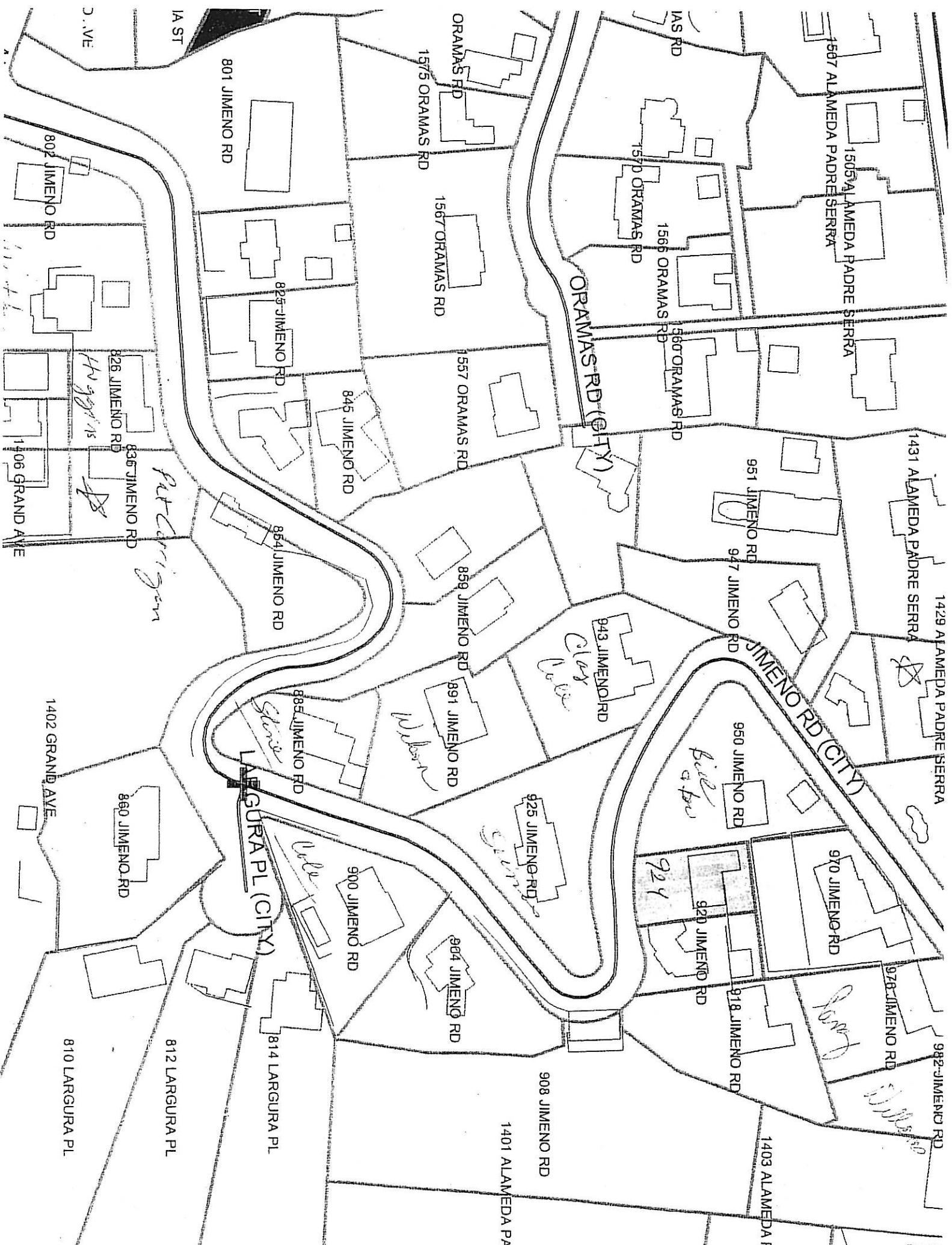
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NAME William J. Siino DATE 1/14/08
ADDRESS 925 Jimeno Road PHONE 858 673-1425
SIGNATURE William J. Siino



1429 ALAMEDA PADRE SERRA

1431 ALAMEDA PADRE SERRA

1507 ALAMEDA PADRE SERRA

1505 ALAMEDA PADRE SERRA

IAS RD

1570 ORAMAS RD

1566 ORAMAS RD

1560 ORAMAS RD

ORAMAS RD (CITY)

ORAMAS RD

1575 ORAMAS RD

1567 ORAMAS RD

1557 ORAMAS RD

845 JIMENO RD

825 JIMENO RD

801 JIMENO RD

IA ST

C. AVE

802 JIMENO RD

826 JIMENO RD

836 JIMENO RD

1406 GRAND AVE

Flat Corrigan

854 JIMENO RD

859 JIMENO RD

891 JIMENO RD

885 JIMENO RD

LARGURA PL (CITY)

860 JIMENO RD

1402 GRAND AVE

810 LARGURA PL

812 LARGURA PL

814 LARGURA PL

900 JIMENO RD

904 JIMENO RD

908 JIMENO RD

1401 ALAMEDA PA

943 JIMENO RD

925 JIMENO RD

950 JIMENO RD

951 JIMENO RD

947 JIMENO RD

JIMENO RD (CITY)

970 JIMENO RD

976 JIMENO RD

982 JIMENO RD

1403 ALAMEDA F

918 JIMENO RD

920 JIMENO RD

924

Clay

W. Lane

Glen

Bird

Long

W. Lane

File

JOHNSON

1-9-08

City of Santa Barbara
Building and Safety Division
Architectural Board of Review
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
JAN 10 2008

CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Case MST2005-00672
924 Jimeno Road
Santa Barbara, CA 93103

Dear Board:

We would like to object to the proposed addition for the property located at 924 Jimeno Road, Santa Barbara. We have lived in the area since 1995 and have enjoyed the well-balanced nature by which our neighborhood is composed within the hillside Riviera district. Jimeno Road is constructed mainly of smaller homes, mostly of single-story and occasional two-story type. The proposed plan for a three-story home is out of scale with the surrounding homes.

This project proposes building on the highest portion of the lot, upward well over 30 feet. This is best shown by the south elevation, which is seen from the city as a large three-story structure whose mass, bulk and scale are undoubtedly too large to harmonize with surrounding homes.

It is our opinion that not enough thought has been given to creating additional square footage by bringing the building downward and following the natural grade of the lot towards the street, as other homes in the area are consistently built. This would avoid unnecessary height and make the building's visual impact less noticeable from all angles.

While it is clearly less expensive to build over the existing single-story residence, we feel the city will be paying a price by setting a precedent to build large-scale projects that will negatively affect the Riviera's carefully monitored appearance.

Sincerely,

Shelly Johnson
Karen Kasaba
970 Jimeno Road
Santa Barbara, CA 93103



RECEIVED

January 13, 2008

JAN 14 2008

CITY OF SANTA BARBARA
Community Development Secretary
P.O. Box 1990
Santa Barbara, CA 93102-1990

Reference: ABR Hearing January 14, 2008
924 Jimeno Road

Dear Sirs:

We are the owners of a home at 900 Jimeno Road. The purpose of this letter is to express our concern with the apparent height and mass of the proposed remodel of 924 Jimeno Road. A portion of the proposed addition will raise the existing roofline to accommodate an additional story above the existing living quarters on the uphill portion of the lot. This would create an undesirable mass viewed from downhill by neighbors and by the public walking or driving up Jimeno Road. .

The apparent height and scale of this project will create a visual impact that is incompatible with the aesthetics of the Jimeno Road neighborhood. Jimeno Road is characterized by single story homes some with under stories. It is important to those living on the street that character and views of this intimate, hillside neighborhood be preserved.

Additionally, if approval is granted as presented it will only be a matter of time before proposals to add a third story to other homes on the street are submitted pointing to this case as a precedent. Going down this path would fundamentally and adversely alter the quality of both public and private views along the street as well as views of the neighborhood from the city below.

We are glad the Herendeens desire to improve their property and would wholeheartedly support a project that does not exceed the existing roofline.

It should be noted that we did not receive notification from the city of this hearing. We respectfully request that this letter be read into the minutes of the ABR meeting.

Sincerely,

Clay and Lynda Cole
900 Jimeno Road

Feliciano, Gabriela P.

From: Hillside44@aol.com
Sent: Monday, January 14, 2008 12:43 PM
To: Community Development ABRsecretary
Subject: Architectural Board of Review Agendas

Re: January 14 agenda
924 Jimeno Road.

We are the property owners at 891 Jimeno Road. We have lived here since 1988.

On Friday, January 11, we were informed by a neighbor that the owners of the property located at 924 Jimeno Road are requesting a third story addition to their property. Our neighbors discovered this information by checking the ABR agenda, and determined that this proposal is scheduled to be heard today, Monday, January 14.

To our knowledge, there has been no written notification to the neighbors. We would like to have an opportunity to review this proposal before it goes forward. With such short notice, it is impossible for us to attend the meeting today.

This proposal sounds similar to a recent proposal for another property located on Jimeno Road. Both homes are single story, with understories, and are requesting to remodel by adding a third story addition.

When the first proposal came forward, there was a resounding outcry from this neighborhood. The residents of the Jimeno Road neighborhood are very much in favor of the Neighborhood Preservation Ordinance, and want to maintain the overall look of this area. Thirty-nine people, representing 30 residences, signed a petition opposing second or third story additions that exceed the Hillside Design Guidelines, particularly regarding height, apparent height, and size, bulk and scale, compared to existing homes in the area.

Before any final approval of this project, we believe that additional study should be done to determine if this proposal is consistent with the current guidelines for this neighborhood, and if not, current standards should be applied.

We are requesting that this letter be made a permanent part of the record.

Thank you,

Reed and Benita Wilson
891 Jimeno Road
Santa Barbara, CA 93103
965-2700

Start the year off right. Easy ways to stay in shape.

<http://body.aol.com/fitness/winter-exercise?NCID=aolcmp00300000002489>

File

**Dolores B. White
1429 Alameda Padre Serra
Santa Barbara, California 93103**

geraldrw@msn.com

**(805) 9667840
fax 9651503**

**City of Santa Barbara
Building and Safety Division
Architectural Board of Review
Santa Barbara, California**

January 14, 2008

REC'D JAN 14 2008

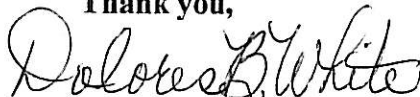
**RE: Case MST2005-00672
924 Jimeno Road
Santa Barbara, California**


Dear Board:

As a neighbor of this particular residence and proposed addition, we are deeply concerned that such a project would have a very negative impact on all the surrounding houses and the Riviera as a whole. Most of the homes in this area are one to two stories (at most) and have kept a low profile to avoid obstructing neighbor's views and becoming an obvious "eyesore" in a very homogeneous neighborhood. We rely on the Neighborhood Preservation Board and the Architectural Review Board to continue your excellent work in protecting our neighborhoods and keeping the harmonious look that has made the Riviera a very picturesque and desirable place. This design would set a new and undesirable precedence.

Please review this design and consider a more appropriate building on a site which would allow a better use of the slope to keep a lower profile.

Thank you,


Dolores B. White


Gerald R. White

**1429 Alameda Padre Serra
Santa Barbara, California**

CASE# MST2005-00672

Subj:	Architectural Board of Review Agendas
Date:	1/14/08 12:43:08 PM Pacific Standard Time
From:	Hillside44
To:	ABRSecretary@SantaBarbaraCA.gov

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<http://body.aol.com/fitness/winter-exercise?NCID=aolcmp00300000002489>

Monday, January 14, 2008 America Online: Hillside44

JERMAINE CHASTAIN
4108 Hidden Oaks Road
Santa Barbara, CA 93105

Jaime Limon
Senior Planner
City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, CA 93105

Re: 4126 Hidden Oaks Road
Owners: Dave and Stevie Peters
General: Charles Alexander

Dear Mr. Limon:

I am the neighbor of Dave and Stevie Peters who reside at 4126 Hidden Oaks Road, and who are in the midst of a remodel that includes plans for a custom BBQ and outdoor fireplace structure. I have met with general contractor, Charles Alexander, and have reviewed the plans for this structure.

While the structure is visible from my home and property, I have no objection to it from a visual or aesthetic standpoint. When I expressed concerns regarding smoke issues and possible fire danger (the structure and chimney stack are in close proximity to trees and vegetation), I was assured by Mr. Alexander that the structure had been properly engineered to address and alleviate these concerns. Since I have no expertise in this area, I am relying on you and your department to pass on the smoke and fire issues. I know of many outdoor fireplaces/BBQ's in Santa Barbara, so I am confident they can be constructed in a safe manner.

Again, I have no objection to the structure as long as you determine that it meets all safety requirements.

I am available by email or at 259-8319 should you have any questions.

Very truly yours,

Jermaine Chastain

jermainechastain@gmail.com
805-259-8319

924 Jimeno Road

029-052-009



1000 0 1000 Feet

Search Radius = 300 Feet

2/28/2008

